

Floodplain Development in Cascade County

SPECIAL ATTENTION LENDERS, INSURANCE AGENTS, AND REALTORS

Please contact the Cascade County Floodplain Administrator within the Planning Division to determine whether a Floodplain Permit is required for projects near a river or creek. The following are examples of work which does require a Floodplain Permit:

- Projects to construct, maintain, or place materials within the 100-year floodplain.
- Bank stabilization projects, driveways, new roads or bridges, docks, boat ramps, or residential and non-residential structures, etc.
- Any new construction within the 100-year floodplain will be required to meet floodplain regulations for either dry or wet flood proofing.
 - Dry flood proofing requires all structures to be constructed two feet (2') above the estimated height floodwaters will reach in a flood event, or the Base Flood Elevation (BFE).
 - Wet proofing a structure requires a property owner to install engineered vents for water to flow in and out of the structure in the event of a flood.

Elevation Certificates

- Elevation Certificates are required for any dry proofed structure within the 100-year floodplain.
 - They certify the structure is constructed above the Base Flood Elevation.
- Elevation Certificates for property within the 100-year floodplain can be found in a number of locations.
 - Cascade County's Planning Division office keeps copies available for the public.
 - In some cases, a property located within the 100-year floodplain will place an Elevation Certificate with the deed.
- For a property located in the 100-year floodplain without an Elevation Certificate property owners should hire a licensed land surveyor, professional engineer, or certified architect that is authorized by law to certify elevation information. Check with the Cascade County Planning Division for a list of engineers or surveyors.

Links for Further information about Floodplain Regulations

Information about Elevation Certificates – <http://www.fema.gov/elevation-certificate>

FEMA's Map Service Center – www.msc.fema.gov